



57 Horncastle Road, Louth,
Lincolnshire, LN11 9LH
£500,000

An excellent opportunity to purchase a family home situated in a desirable and sought after location. The property offers plenty of scope for creating an even larger family home and enjoys ample off-street parking and delightful views of open countryside to the south east. EPC Rating E

- Hall
- Lounge
- Dining Room
- Cloakroom
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom & Ensuite
- Gardens
- Double Garage

ENTRANCE HALL

With grey stone tiled floor, part glazed hardwood front entrance door, tall radiator, good size understairs storage cupboard.



CLOAKROOM W/C

With bowl washbasin and toilet having concealed cistern, grey stone tiled floor, uPVC double glazed window and vertical column radiator.

LOUNGE

5.37m x 4.00m (17'7" x 13'1")

With triple uPVC double glazed windows, Delft tiled open fireplace and recess shelving, coved ceiling, radiators, arch shaped double doors to:-



DINING ROOM

6.31m x 3.66m & 5.27m x 1.89m (20'8" x 12'0" & 17'3" x 6'2")

(measurements incorporating support pillar)
With Georgian style fireplace having marble inset and wood surround, a mixture of uPVC double glazed windows and wooden single glazed windows, laminate flooring, double glazed sliding patio doors opening to rear sun terrace, radiator.



BREAKFAST KITCHEN

3.27m x 2.70m extending to 4.73m (10'9" x 8'10" extending to 15'6")

With fitted wall and base maple wood effect cupboards, stainless steel sink having mixer tap and mini sink, granite worktops and drainer board, breakfast bar, integrated electric oven, hob and extractor hood, integrated fridge freezer and dishwasher, tiled splashbacks, uPVC double glazed windows, polish tiled floor, vertical chrome radiator.



UTILITY ROOM

2.93m x 1.69m min (9'7" x 5'7" min)

With fitted base cupboard, stainless steel sink and drainer, granite effect worktop, space for a washing machine and dryer, tiled splashbacks, Viessmann gas fired central heating boiler and timer control, uPVC double glazed windows, part glazed door, built-in cupboard, radiator, polish tiled floor.

THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.



SIDE ENTRANCE LOBBY

With uPVC double glazed external door and tiled floor, part glazed inner door to kitchen, radiator, wooden framed window.

REAR ENTRANCE PORCH / BOOTROOM

With uPVC double glazed external door, Velux style window, single wooden glazed windows.

STAIRS TO FIRST FLOOR LANDING

With large uPVC double glazed bay window to half landing, radiator, access to roof space, built-in airing cupboard housing hot water cylinder.



BEDROOM ONE

3.66m x 4.06m (12'0" x 13'4")

With three uPVC double glazed windows enjoying views of the Lincolnshire Wolds beyond, radiator.



ENSUITE BATHROOM

3.11m x 1.89m (10'2" x 6'2")

With freestanding bath and shower, mixer tap, large washbasin having towel rail below and LED illuminated mirror over, w/c, tiled walls and floor, chrome heated towel rail/radiator, uPVC double glazed window, shaver point and mirror fronted storage cabinet.



BEDROOM TWO

4.26m x 3.66m (14'0" x 12'0")

With uPVC double glazed windows to three elevations, radiators.



BEDROOM THREE

SURVEYS AND VALUATIONS

If you are purchasing a property that is not on the market with John Taylors, we can advise on the different types of survey we offer. As RICS registered values with an unsurpassed knowledge of the local property market John Taylors offer a range of survey and valuation reports at competitive rates. Quotations are available on request.

2.87m x 2.96m (9'5" x 9'9")

With uPVC double glazed windows, tall radiator.



SHOWER ROOM

2.72m x 1.66m (8'11" x 5'5")

With large walk-in tiled shower, washbasin, w/c having concealed cistern, tiled walls and floor, uPVC double glazed windows, chrome heated towel rail/radiator.



OUTSIDE



FRONT GARDEN

With lawned area, semi-mature trees and gated access to either side of the house, tarmac driveway leading to: -

DETACHED DOUBLE GARAGE

6.11m x 5.52m (20'1" x 18'1")

(measurements incorporating office)

With twin up and over doors, one of which is electric, pedestrian access door and partitioned office having power and lighting.

REAR GARDEN

Immediately behind the house is a sandstone paved patio and raised decked sun terrace having water feature and views of open countryside, enclosed with raised flower and shrub beds. To the east side of the house is a further sandstone paved patio area having a cold water tap. The garden beyond the patio is mostly laid to lawn with inset conifers and semi-mature trees and glass greenhouse, all enclosed with hedges.



SERVICES

We understand that the property has mains water, electricity, gas and drainage. Gas fired central heating (not tested by John Taylors).

COUNCIL TAX BAND

According to the Valuation Office Agency's website, the property is currently in council tax band E.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

PLEASE NOTE:-

To avoid a wasted journey, please call one of property consultants who have seen the property. If you would like to discuss any particular points likely to affect your interest.



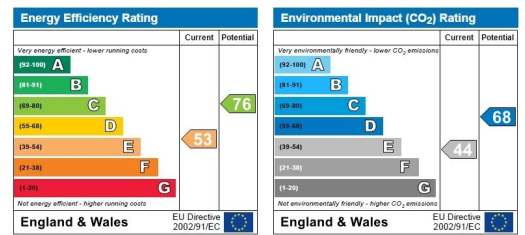


This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



ENERGY EFFICIENCY RATING
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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Regulated by the RICS

Viewing strictly by appointment only through Louth and Market Rasen Offices.

Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.
 Market Rasen Office open: Mon – Fri. 9.00am – 5.00pm. Sat. – 9.00am – 12noon.